

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:00 PM on January 12, 2026, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM
Marcy McMullen
Michael Nei
Jim Schatzle (left the meeting at 2:08 pm)
Charles Casagrande

Members Absent:
Joseph Ettore, PE
Judy Martinelly

Alternates Absent:
David Schmetterer

Staff present included: Mark Aikins, Esq, Victor Furmanec, Kyle DeGroot, Jeannine Smith, Vince Cardone, Thomas Lombardi, Michael Brusca

Attending in person: Brandi Kelly, Andrew Jafolla, Thomas Muller

Mr. Aikins read the following statement: "In accordance with Public Law 1975, Chapter 231, "Open Public Meetings Act," adequate notice of this Meeting of the Development Review Committee of The Monmouth County Planning Board was given as follows:

- 1) On February 6, 2025, the Schedule of the Meetings to be held during the succeeding year of the Development Review Committee was advertised in The Coast Star. The affidavit of publication is on file in the Monmouth County Planning Board Office.**
- 2) Also, on February 6, 2025, a copy was emailed to The Asbury Park Press, and on January 30, 2025, a notice of the Meeting was posted on the Commissioner's bulletin board located in the Hall of Records, and on the Monmouth County Planning Board Bulletin Board and website.

There being no further business, a motion was made by Mr. Casagrande and seconded by Mr. Barris to adjourn the meeting at 2:46 PM. Motion passed unanimously.

**Date of publication attached.

DRC COMPLIANCE STATEMENT

IN ACCORDANCE WITH P.L. 1975, CHAPTER 231, "OPEN PUBLIC MEETINGS ACT", ADEQUATE NOTICE OF THE MONMOUTH COUNTY DEVELOPMENT REVIEW MEETING ON JANUARY 12, 2026, HAS BEEN COMPLIED WITH AS FOLLOWS:

ADVERTISED:

THE COAST STAR: **February 6, 2025**

EMAILED TO:

THE ASBURY PARK PRESS: **February 6, 2025**

POSTED:

COMMISSIONER'S BULLETIN BOARD **January 30, 2025**
Hall of Records

MONMOUTH COUNTY PLANNING **January 30, 2025**
BOARD BULLETIN BOARD & WEBSITE
Hall of Records Annex

2025

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1483A, 1483B, 1483C, 1483D, 1483E, 1483F by the Committee, Mr. Casagrande offered the following resolution and moved its adoption:

RESOLUTION

WHEREAS, the engineers of the Monmouth County Engineering Division on behalf of the Monmouth County Engineer have evaluated and reported on the Subdivisions and Site Plans on Schedules 1483A, 1483B, 1483C, 1483D, 1483E, 1483F.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1483A, 1483B, 1483C, 1483D, 1483E, 1483F in relation to planning matters and conformance with the adopted Master Plan of the Monmouth County Planning Board;

WHEREAS, it has been determined that certain of the Subdivisions and Site Plans on said Schedules require review by the Monmouth County Planning Board pursuant to N.J.S.A. 40:27-6.2, 6.3 AND 6.6.

NOW THEREFORE BE IT RESOLVED, that the actions of the Committee as herein indicated for those Subdivisions and Site Plans listed on the attached Schedules 1483A, 1483B, 1483C, 1483D, 1483E, 1483F are hereby approved in accordance with the terms, standards and conditions noted on said Schedules.

BE IT FURTHER RESOLVED, that the Director of the Monmouth County Division of Planning is authorized to grant Final Approval to all Subdivisions or Site Plans for which conditions have been established, provided there are not substantial modifications to the Subdivision Maps or Site Plans affecting County requirements and all the conditions and requirements established in these Schedules have been met as shall be determined by the Committee.

Seconded by Mr. Barris and passed upon the following vote:

In the affirmative:

Joseph Barris, PP, AICP, CFM

Marcy McMullen

Michael Nei

Charles Casagrande

In the Negative:

None

CERTIFICATION

I hereby certify the above to be a true copy of a Resolution adopted by The Development Review Committee of The Monmouth County Planning Board at a regular meeting on January 12, 2026.



Marcy McMullen

Chairwoman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1483A

Monmouth County Development Review Committee
Monday, January 12, 2026

Exempt Subdivisions
Three (3) lots or less; no new or County Road

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
-------------	--------------	--------	------------	-----------	--------

SCHEDULE 1483B

Monmouth County Development Review Committee
 Monday, January 12, 2026

Exempt Site Plans
 No impact, <1.0 acre of new impervious surface

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 702 Summerfield AP Group Block 2506 Lot 1 Summerfield Avenue	Asbury Park (Proposed Use – Mixed Use) (Total Area – 0.30 acres) (Impervious – 0.11 acres existing) <u>+0.13 acres proposed</u> 0.24 acres total	APSP10797	1-8-26	County Approval Not Required
Site Plan for ZG Property Block 78 Lot 29.02 Route 33	Manalapan (Proposed Use - Office) (Total Area – 0.57 acres) (Impervious – 0.34 acres total)	MNSP10795	1-2-26	County Approval Not Required

SCHEDULE 1483C

Monmouth County Development Review Committee
 Monday, January 12, 2026

Minor Subdivision
 Three (3) lots or less on a county road

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Paul Bagnato Block 36 Lots 49.08 & 50 Stage Coach Road (County Route 524)	Millstone	MSSB993	12-9-25	2	Request Information
(Proposed Use – Lot Line Adjustment) (Total Area – 0.57 acres)					

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated January 12, 2026.

Subdivision for Olivia L. Dargis Block 7.02 Lots 3 & 3.01 Hance Ave. (County Route 51)	Tinton Falls	TFSB999	12-15-25	2	Request Information
(Proposed Use – Residential Subdivision) (Total Area – 0.65 acres)					

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated January 12, 2026.

SCHEDULE 1483D

Monmouth County Development Review Committee
Monday, January 12, 2026

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Skora Team, LLC Block 36 Lots 25 & 26 Twenty Second Avenue	Lake Como	LCSB1003	12-19-25	4	Preliminary Approval
(Proposed Use – 4 Lot Residential Subdivision) (Total Area – 0.51 acres)					

- Prior to final approval, the applicant shall submit one (1) physical copy of the final plat, the final plat fee (\$150.00), and an AutoCAD drawing (.dxf format) of the approved final subdivision plat. The AutoCAD drawing shall be submitted via a USB portable storage device or emailed to DevelopmentReview@co.monmouth.nj.us. CD's will not be accepted.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris		x	x			
Joseph Ettore						x
Marcy McMullen			x			
Judy Martinelly						x
David Schmetterer						x
Michael Nei	x		x			
James Schatzle						x
Charles Casagrande			x			

Subdivision for Winsola Orca 2, LLC Block 101 Lot 9 Myrtle Avenue and Terrace Place	Keansburg	KSSB998	12-15-25	4	Preliminary Approval
(Proposed Use – 4 Lot Residential Subdivision) (Total Area - 0.72 acres)					

- Prior to final approval, the applicant shall submit one (1) physical copy of the final plat, the final plat fee (\$150.00), and an AutoCAD drawing (.dxf format) of the approved final subdivision plat. The AutoCAD drawing shall be submitted via a USB portable storage device or emailed to DevelopmentReview@co.monmouth.nj.us. CD's will not be accepted.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris			x			
Joseph Ettore						x
Marcy McMullen			x			
Judy Martinelly						x
David Schmetterer						x
Michael Nei		x	x			
James Schatzle						x
Charles Casagrande	x		x			

SCHEDULE 1483D

Monmouth County Development Review Committee
 Monday, January 12, 2026

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Ocean Township Block 216 Lot 19 Logan Road County Bridge # O-5	Ocean	OSB1001	12-17-25	7	Request Information
	(Proposed Use – Residential Subdivision) (Total Area – 2.93 acres)				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated January 12, 2026.

SCHEDULE 1483D

Monmouth County Development Review Committee
Monday, January 12, 2026

Site Plans
County impact or >1.0 acre of new impervious surface

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
-------------	--------------	--------	------------	--------

Site Plan for APW Redeveloper, LLC Block 3801 Lot 1.02 Cookman Avenue & Asbury Avenue	Asbury Park	APSP10791	12-9-25	Final Approval
---------------------------------------------------------------------------------------------------	-------------	-----------	---------	-------------------

(Proposed Use - 67 Unit Mixed-Use Residential and Retail Development)
(Total Area – 1.95 acres)
(Impervious – 0.03 acres existing)
 + 1.64 acres proposed
1.67 acres total

No further County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6.

Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris	x	x			
Joseph Ettore					x
Marcy McMullen		x			
Judy Martinelly					x
David Schmetterer					x
Michael Nei	x	x			
James Schatzle					x
Charles Casagrande		x			

Site Plan for John Haugh Jr. Block 49 Lots 24 & 24.01 Lakewood-Farmingdale Road (County Route 524 & 547)	Howell	HWSP10787 (Also: HWSP10118)	12-8-25	Request Information
-------------------------------------------------------------------------------------------------------------------------------------	--------	--------------------------------	---------	------------------------

(Proposed Use – 8,400 sf. Building for Trade Contractor/Office)
(Total Area – 4.68 acres)
(Impervious – 0.26 acres existing)
 + 0.27 acres proposed
0.54 acres total

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated January 12, 2026.

SCHEDULE 1483E

Monmouth County Development Review Committee
Monday, January 12, 2026

Site Plans
County impact or >1.0 acre of new impervious surface

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for LPG Capital, LLC Block 79 Lots 21.01 & 21.02 Sweetmans Lane (County Route 527)	Manalapan	MNSP10328	12-8-25	Request Information
	(Proposed Use – 64,698 Square Foot Flex Warehouse) (Total Area – 9.93 acres) (Impervious – 4.08 acres new proposed)			

The Development Review Committee approved the applicant's waiver requests, as follows:

- §5.2-3.1B provides that access to a county road shall not be permitted if a site abuts a municipal road and access to that road can be reasonably provided. The DRC found the proposed access along the county road would serve to eliminate truck traffic from a predominantly residential street and reduce turning conflicts along the county road. Mr. Nei made a motion seconded by Mr. Casagrande to approve the waiver request. Motion passed unanimously.
- §5.3-11 provides that the area behind the curb/edge of pavement and within the county right-of-way must be graded at a two percent incline or decline. Due to existing topography, the applicant proposes a slope of two percent or less within seven feet of the right-of-way along the frontage of the adjacent residential property. Mr. Nei made a motion seconded by Mr. Barris to approve the waiver request. Motion passed unanimously.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated January 12, 2026.

Site Plan for Ricardo Hernandez Block 6 Lots 20, 21, 22, 23 & 24.01 (Main Street) (County Route 516 SPUR)	Matawan	MTSP10761 (Also MTSP10762)	12-16-25	Request Information
	(Proposed Use – 52 Unit Mixed-Use Residential and Retail Building) (Total Area – 0.76 acres) (Impervious – 0.53 acres existing) <u>+0.08 acres proposed</u> 0.61 acres total			

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated January 12, 2026.
2. Comments in the memorandum prepared by Ellias Sarrinikolaou, dated January 7, 2026.

SCHEDULE 1483E

Monmouth County Development Review Committee
 Monday, January 12, 2026

Site Plans
 County impact or >1.0 acre of new impervious surface

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Ricardo Hernandez Block 6 Lot 18 (Main Street) (County Route 516 SPUR)	Matawan	MTSP10762 (Also MTSP10761)	12-16-25	Request Information
	(Proposed Use – 48 Unit Mixed-Use Residential and Retail Building) (Total Area – 0.68 acres) (Impervious – 0.44 acres existing) <u>+0.19 acres proposed</u> 0.62 acres total			

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated January 12, 2026.
2. Comments in the memorandum prepared by Ellias Sarrinikolaou, dated January 7, 2026.
3. The site plan shows a proposed concrete access ramp on Lot 19. The application should be amended to include Lot 19, or the site plan should be revised to delete that proposed improvement.

Site Plan for Atkins Development, LLC Block 412 Lot 18 Atkins Ave. (County Route 5)	Neptune Township	NSP10793	12-12-25	Request Information
	(Proposed Use – 4 Townhomes) (Total Area – 0.19 acres) (Impervious – 0.08 acres existing) <u>+0.03 acres proposed</u> 0.11 acres total			

The Development Review Committee approved the applicant's waiver requests, as follows:

- §5.2-3.1B provides that access to a county road shall not be permitted if a site abuts a municipal road and access to that road can be reasonably provided. The DRC found the narrow width of the site along the municipal road would result in the driveway being too close to the intersection, therefore locating the driveway along Atkins Avenue (County Route 51) will provide safer site access. Mr. Nei made a motion seconded by Mr. Barris to approve the waiver request. Motion passed unanimously.
- §5.1-1 (Road Rights-of-way) provides that if the existing width of a county road that abuts a proposed site plan does not conform to the right-of-way width shown on the Monmouth County Road Plan, then the dedication of additional right-of-way shall be required. This shall include the 25-foot corner radius at the intersection of Atkins Avenue and 7th Avenue. A dedication of right-of-way would result in additional bulk variances, so an easement was accepted. Mr. Barris made a motion seconded by Mr. Casagrande to approve the waiver request. Motion passed unanimously.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated January 12, 2026.

SCHEDULE 1483F

Monmouth County Development Review Committee
 Monday, January 12, 2026

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New Roc NJ Holdings, LLC Block 42 Lot 26.011 Commerce Drive	Freehold Township (Proposed Use – Warehouse) (Total Area – 5.19 acres) (Impervious – 1.82 acres existing) <u>+1.40 acres proposed</u> 3.22 acres total	FRTSP10796	1-5-26	Incomplete

An administrative review has determined that the application is incomplete. The application will not be scheduled for formal review and action by the Monmouth County Development Review Committee until the following information is submitted:

1. One (1) updated Site Plan Application Form (Addendum B-1), of which can be found on the Division of Planning website at www.visitmonmouth.com. Our application forms have been updated. We will no longer be accepting the application form that was submitted.
2. One (1) copy of a drainage area map for the nearest downstream County Bridge, as required in Section 4.2-2 of the Monmouth County Development Regulations. A copy of the county's bridge structures map may be found at the Division of Planning webpage at www.visitmonmouth.com.